

098.0

Map

0001

Block

0001.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 966,500 /

USE VALUE: 966,500 /

ASSESSed: 966,500 /

Total Card /

Total Parcel

966,500

966,500

966,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		MELVIN RD, ARLINGTON

OWNERSHIP

Owner 1:	BARKER FREDERICK/ETAL	
Owner 2:	BARKER MARILYN	
Owner 3:		
Street 1:	20 MELVIN ROAD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,792 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1987, having primarily Vinyl Exterior and 2550 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8792		Sq. Ft.	Site		0	70.	0.78	4									478,634						478,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8792.000	487,900		478,600	966,500
Total Card	0.202	487,900		478,600	966,500
Total Parcel	0.202	487,900		478,600	966,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		379.02	/Parcel: 379.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	487,900	0	8,792.	478,600	966,500	966,500	Year End Roll	12/18/2019
2019	101	FV	371,500	0	8,792.	478,600	850,100	850,100	Year End Roll	1/3/2019
2018	101	FV	371,300	0	8,792.	410,300	781,600	781,600	Year End Roll	12/20/2017
2017	101	FV	371,300	0	8,792.	382,900	754,200	754,200	Year End Roll	1/3/2017
2016	101	FV	371,300	0	8,792.	328,200	699,500	699,500	Year End	1/4/2016
2015	101	FV	368,900	0	8,792.	294,000	662,900	662,900	Year End Roll	12/11/2014
2014	101	FV	368,900	0	8,792.	272,100	641,000	641,000	Year End Roll	12/16/2013
2013	101	FV	368,900	0	8,792.	259,500	628,400	628,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRISTINAKIS NIC	25836-94		11/21/1995		330,000	No	No		Y

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRISTINAKIS NIC	25836-94		11/21/1995		330,000	No	No		Y

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CRISTINAKIS NIC	25836-94		11/21/1995		330,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	Meas/Inspect	CC	Chris C
4/17/2009	Meas/Inspect	189	PATRIOT
11/20/1999	Inspected	264	PATRIOT
10/18/1999	Measured	263	PATRIOT
9/19/1999	Mailer Sent		
8/12/1991		JK	

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - FY2021

apro

2021

